

\$799,900 - 8131 13 Street Nw, Calgary

MLS® #A2118592

\$799,900

5 Bedroom, 3.00 Bathroom, 1,801 sqft
Residential on 0.14 Acres

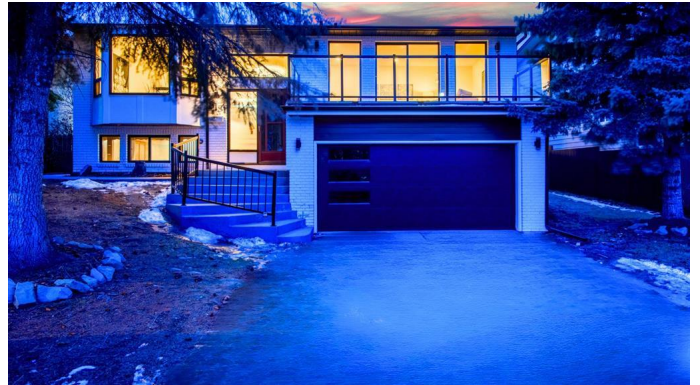
Beddington Heights, Calgary, Alberta

Discover the epitome of suburban charm in the coveted Beddington Heights neighbourhood with this meticulously remodelled bi-level residence. Perfectly marrying interior elegance with outdoor beauty, this home boasts a unique attached garage and workshop, creating an ideal blend of style and functionality.

Upon entering, you are greeted by a harmoniously designed living and dining area, leading seamlessly into a spacious, updated kitchen. Here, the allure of glistening granite countertops, ample cabinetry, a subway tile backsplash, and state-of-the-art stainless steel appliances converge around a cozy wood-burning fireplace, crafting a kitchen that's as inviting as it is functional. Custom LED lighting casts a warm glow throughout, enhancing the bespoke feel of every room.

The main floor hosts a generously sized primary bedroom complete with a stylishly remodelled ensuite, ensuring a private retreat. Two additional bedrooms and a full bathroom cater to family and guest needs, combining spaciousness with comfort.

Descend to the lower level to discover an expansive, open-plan illegal basement suite, featuring its own private entrance, a full kitchen, two large bedrooms, a complete bathroom, and extra storage space. This



versatile space offers potential for mortgage helper or extended family living.

The residence’s charm extends outdoors with a year-round social shed and a raised, main-level front patio that significantly boosts the home's curb appeal. The oversized attached double garage, with a secondary entrance, adds to the property's convenience and appeal.

Nestled in Beddington Heights, this home is surrounded by a wealth of amenities including shopping centres, schools, and daycares, all within the embrace of friendly neighbourhood vibes. Its proximity to Nose Hill Park, recreational facilities, major roads, and downtown Calgary, just 15 minutes away, makes it a sanctuary of lush, convenient city living.

With extensive remodelling, modern upgrades, and thoughtful details, this home is a treasure waiting to be discovered. Experience a unique blend of indoor and outdoor living in a setting designed for the discerning family.

Built in 1980

Essential Information

MLS® #	A2118592
Price	\$799,900
Sold Price	\$765,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,801
Acres	0.14
Year Built	1980
Type	Residential
Sub-Type	Detached

Style	Bi-Level
Status	Sold

Community Information

Address	8131 13 Street Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1V8

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Off Street, Parking Pad

Interior

Interior Features	Bookcases, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Storage
Appliances	ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Microwave, Range Hood, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Balcony, Barbecue, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Interior Lot, Street Lighting, Paved, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	May 4th, 2024

Days on Market	37
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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